

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Hindupur Municipality – Certain variation to the Master Plan - Change of land use from Light Industrial use to Commercial use and Green Belt (Buffer) in Sy.Nos.65/1 & 65/2 of Hindupur Town to an extent of 4814.05 Sq.Mtrs., - Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 521

Dated:24.11.2010.

Read the following:-

1. G.O.Ms.No.651MA., dated 27.10.1993.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.250/2010/A, dated 23.4.2010.
3. Government Memo.No.7652/H1/2010-1, Municipal Administration and Urban Development Department, dated 26.4.2010.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.250/2010/A, dated 7.5.2010.
5. Government Memo.No.7652/H1/2010-2, Municipal Administration and Urban Development Department, dated 3.5.2010.
6. From the Commissioner of Industries, Letter No.29/1/2010/226, dated 25.6.2010.
7. Government Memo.No.7652/H1/2010-3, Municipal Administration and Urban Development Department, dated 20.8.2010.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.250/2010/A, dated 16.9.2010.
9. Government Memo.No.7652/H1/2010-4, Municipal Administration and Urban Development Department, dated 25.9.2010.
10. From the Commissioner of Printing, AP., Extraordinary Gazette No.528, Part-I, dated 28.9.2010.
11. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.250/2010/A, dated 11.11.2010.

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ORDER:

The draft variation to the Hindupur General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.651MA., dated 27.10.1993 was issued in Government Memo. No.7652/H1/2010-4, Municipal Administration and Urban Development Department, dated 25.9.2010 and published in the Extraordinary issue of A.P. Gazette No. 528, Part-I, dated 28.9.2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 11.11.2010 has stated that the Commissioner, Hindupur Municipality has informed that the applicant has paid an amount of Rs.1,44,450/- (Rupees one lakh forty four thousand four hundred and fifty only) towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Ananthapur.
The Municipal Commissioner, Hindupur Municipality, Ananthapur District.

Copy to:

The individual through the Municipal Commissioner, Hindupur Municipality, Ananthapur District.
The District Collector, Ananthapur District.
The Private Secretary to Minister for MA&UD.
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Hindupur Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.528, Part-I, dated 28.9.2010 as required by clause (b) of the said section.

VARIATION

The site in Sy.Nos.65/1 & 2 of Hindupur Town to an extent of 4814.05 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Light Industrial use zone in the General Town Planning Scheme (Master Plan) of Hindupur Town sanctioned in G.O.Ms.No.651MA., dated 27.10.1993 is designated for Commercial use and Green Belt (Buffer) by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP No.5/2010/A, which is available in Municipal Office, Hindupur Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the road affected portion to an extent of 53.27 Sq.Mtrs., to the Hindupur Municipality free of cost through registered gift deed.
8. The applicant shall maintain 30.00 Mtrs., green belt / buffer towards tank side.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Land belongs to Sri Raghunath Rao, Sy.No.65 (part).

East : Vacant land in S.No.67.

South : Land belongs to Sri H.Chandra Rao &
Sri M.Lingaji Rao, S.No.65(Part)

West : Existing 26.21 Mtrs., wide B.T.Road.

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SECTION OFFICER